

**Groton Board of Assessors
Town Hall
173 Main St.
Groton, MA 01450**

**Date: August 25, 2010
Time: 7:00 P.M.
Place: Groton Town Hall**

**Present: Jenifer Evans, Chair
Garrett Boles
Rena Swezey**

Minutes

The Chair called the meeting to order at 7:08 P.M. all members present.

Discussion of Valuations for FY 2011 revaluation process. Review of Sales Data.

The board reviewed a spreadsheet submitted by Mr. Boles from the sales data of 2009. Mr. Boles had highlighted properties at the numbers or ratios were quite high or not consistent with the other sales from his printout. Examples were 140 Main St and 137 Chestnut Rd. The board went through the sales and Ms. Swezey answered the boards question to the sales that stuck out. The sale of 140 Main St was a condo conversion and only one building sold. The property at 137 Chestnut Rd was a tear down and new home built. The board went through all the sales to look for outliers and apply all the correct sales codes.

Ms. Evans gave the board a disk with all the sales from 2007 to 2010 in which she analysis by style, year built, grade condition, neighborhoods and etc. This data showed that the 2007 sales would be selling for 6% less if they were to be sold today.

The total number of sales in the data base for this analysis was 286 sales. Ms. Evans then put the sales into graphs to show a visual effect of the market.

The sales are to establish the land residuals to be used to set the scale factors for site indexes on streets.

The land curve on the disk showed the new factors to be on the low side and will need to be adjusted when put with the raw land data.

The board will continue to adjust the values for the information from all the 2009 sales.

Abatement applications from FY 2010.

The board is still holding FY 2010 abatement applications from Mr. Lacombe and tabled the decision until after we see how the new site indexes affect the Groton woods subdivion land values.

Old Business

New Business

Request to have a 2005 MVE abated. The board voted to deny this abatement as it is past the three year period allowable and the taxes have not been paid.

Mileage reimbursements for Swezey and Miller. Building permits inspections. The board signed the reimbursements.

Town Meeting Article- Clause 18A the board agreed to put this article on the warrant. The guidelines for qualifying will be set by the board of assessors as set forth in the statute.

New Action Items for Revaluation

Ms. Swezey will set the new factors into the sales data base for the board to review.

Date of next meeting. September 2, 2010 at 7:00 P.M.

Mr. Boles made a motion to adjourn, seconded by Ms. Swezey, all in favor.

The meeting adjourned at 9:15 P.M.

Respectfully submitted:

Rena Swezey